

Town of Amherst
Zoning Sub-Committee of the Planning Board
Minutes
Wednesday, March 2, 2011

Present: Crowner, Carson, Roznoy; Staff: J. Tucker; absent: O'Keefe

Convene, 5:05 pm; Rob Crowner, Temporary Chair

Announcements, minutes: none.

MOVED: Carson, 2nd Roznoy. To enter into Executive Session. Roll call vote: Crowner aye; Carson aye; Roznoy aye.

EXECUTIVE SESSION convenes 5:08

Return to Zoning Subcommittee Meeting 5:31.

Watershed Protection. Amendment to § 6.18, as prepared by staff. Amended maximum lot coverage as on proposed TM article. MOVED: Carson, 2nd Crowner. That proposed language be recommended to Planning Board for approval. Vote: all in favor.

SPR Submittal Requirements. Changing existing language to comport with how the process currently works. MOVED: Roznoy, 2nd Carson. That proposed language be recommended to Planning Board for approval. Vote: all in favor.

Duplexes. Divides existing land use category into 2 categories, as per proposed language — Class 1, owner occupied, Class 2, non-owner occupied. Treated differently per residential district. No public comment. Scheduled for PB public hearing 3/16. Held over to 3/16 for any additional public comment.

Residential Parking Requirements. First part: Zoning Bylaw Amendment. Comments from Police Chief re. applying this to vehicles used for personal transportation, not commercial. Also, paving standards clarified. Defines default minimum for parking; developers/ZBA could always propose/require more.

Public comment received from various attendees. How will it keep students from parking on lawns? – second part applies. Requirement for 12-inch gravel base; application to pre-existing parking. Carson: recommends “approved, modified” by Town Engineer for the 12 inch depth. Possibility of limiting all parking to minimum of 1 (Crowner) since ZBA could impose greater number of spaces. Discussion of 1 vs 2 spaces for various buildings; issue of a developer providing just a single space if requirement is 1. To move accessory parking to have 1 space, minimum.

Second part: General By-Laws Amendment. Certain clarifications/amendments to existing Residential Parking bylaw; major change: parking on paved surface. Grandfathering not applicable to General Bylaw amendment.

Scheduled for PB public hearing 3/16. Held over to 3/16 for any additional public comment, changes as recommended.

Accessory Livestock / Poultry. Consideration of parallel article or potential amendments to citizen petition article. Changes from prior version: limitation to 6 animals; additional by S.P / ZBA. Also: enclosures, distances from abutters, defined. Carson: how do neighbors get notice, appeal it, speak at public meeting? Tucker: Up to 6 by right, no hearing/appeals process; more than 6, needs hearing for special permit.

Public comment: Rob Brennan speaks in favor, probably most people would want no more than 6. "Sister" regulation provides enforcement? Has a petition in favor, informal online, leaves for ZSC. Roznoy: question re dead male chicks, Humane Society concerns about needlessly dead male chicks. Patricia Brennan says it's not a problem. John Gerber responds re dead male chicks.

Crowner: question is whether to come up with our own article or support the citizen petition.

Carson: some process for abutters to have input is needed; Tucker: administrative hearing process has little legal viability; Health Director's abilities limited. Part by right, part by special permit was the compromise.

By consensus: Crowner requests staff to develop a ZSC version of this for potential approval of ZSC and PB. Staff will forward this to TM to be placed on The Warrant List of articles from PB.

Filling of Land. Special permits needed for filling in certain actions; spurred by Survival Center, filling of land. Public comment/Streeter: this may not be a technical fix, but used for projects for which this would make development more difficult.

Staff will forward this to TM to be placed on the Warrant List of articles from PB. Held over to 3/16 for any additional public comment, changes as recommended.

Meetings upcoming on 3/16th & probably 3/30th. Possible special meeting for Development Modification.

MOVED: Carson, 2nd Roznoy: adjourn. All in favor. 7:58 pm.

Respectfully submitted,

Richard T. Roznoy